



📍 8 High Street, Market Lavington, Devizes, SN10 4AF

🏠 Guide Price £375,000

An incredibly spacious conversion of a former public house, transformed into a stunning three double-bedroom family home. The property boasts three large cellars, private parking and a small walled garden.

- Superb Period Home (Converted in 2012)
- 3 Double Bedrooms
- Vaulted Main Bedroom With En Suite
- 21ft Sitting/Dining Room
- Quality Kitchen/Breakfast Room
- Walled Garden
- 2 Allocated Parking Spaces
- 3 Useable Cellars
- Thriving Wiltshire Village With Excellent Range Of Amenities

🏡 Freehold

🏠 EPC Rating G



A fabulous Grade II Listed conversion of a former public house in the very heart of this thriving Wiltshire village. This individual and beautifully renovated property retains a wealth of character, and boasts exposed ceiling beams, wall timbering, fireplaces, a feature wattle and daub wall and 3 useable cellars. Further benefits include oak internal doors, an electric wet radiator central heating system, a warm air recovery ventilation system, stylish bathrooms and a contemporary refitted kitchen with granite worktops.

Internally on the ground floor there is a 21ft open plan sitting / dining room which is dual aspect with twin sash windows, a log burning stove and 2 useful built-in storage cupboards with oak doors. A door and stairs lead up to the first floor, with a further door into the beautiful 16ft kitchen / breakfast room with granite worktops, porcelain tiled flooring oven and 4 ring electric hob. There is also a window seat, a door to the garden plus an opening through to the utility and cloakroom. From here steps lead down to 3 large cellars with light and power, that are used as workshops and excellent storage.

On the first floor there are 3 double bedrooms and a modern family bathroom with roll top bathroom. The light and airy principal bedroom features a vaulted ceiling and en suite shower room.

Outside, wrought iron gates open in to a shared courtyard for just the four houses. There are two allocated parking spaces for Number 8, and a small but charming south east facing walled rear garden with a flagstone patio, timber shed, raised vegetable beds, soft fruits and a lawn.

Situation

The property is located at the entrance to an exclusive private development of just 4 individual homes set behind a gated entrance off the High Street. This popular Wiltshire village benefits from extensive amenities including a primary and secondary school, a butchers, doctors surgery, a public house and a church. There is also a pharmacy, grocery store and hairdressers in the village. Market Lavington lies some five miles south of the bustling market town of Devizes and the larger centres of Bath, Salisbury, Swindon, Chippenham and Marlborough are all within commuting distance.

Property Information

Services: Electric mains boiler (wet system), mains water, electricity and drainage. Secondary double glazing is being installed on the front sitting room window.

In A Conservation Area

Council Tax: Band D

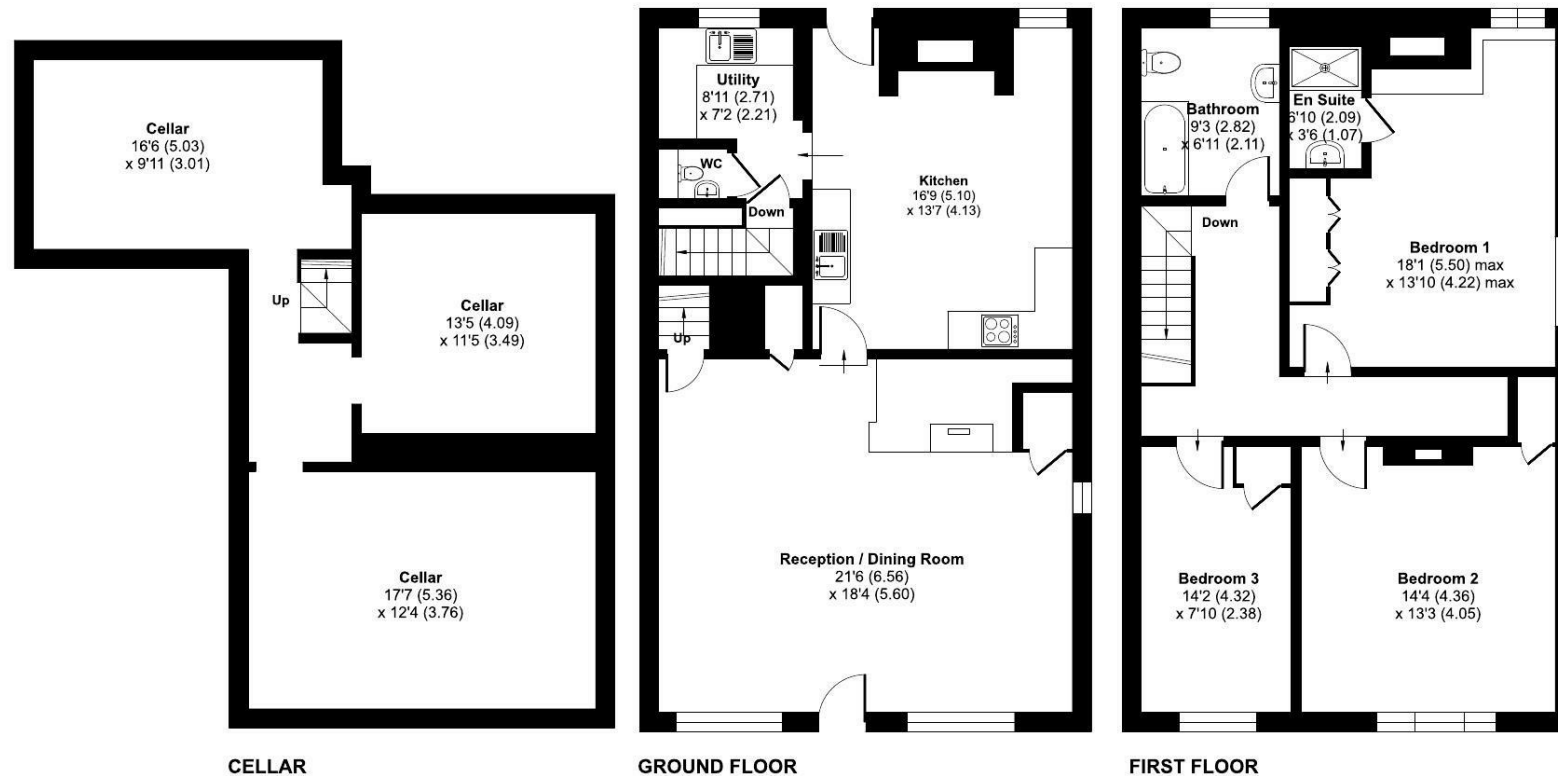
Kings Court management company LTD is the body set up to deal with the communal expenses accrued by all 4 properties that access the drive way. All households pay on average £60 pa.



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Approximate Area = 2141 sq ft / 198.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Strakers. REF: 1514125

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